

# 4709 HAMPTON AVENUE



SCAN HERE!



**MARK CLARKSON**

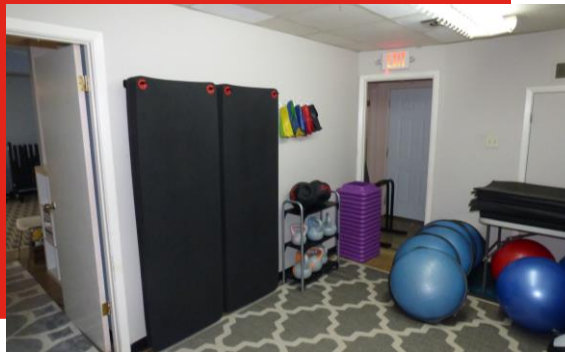
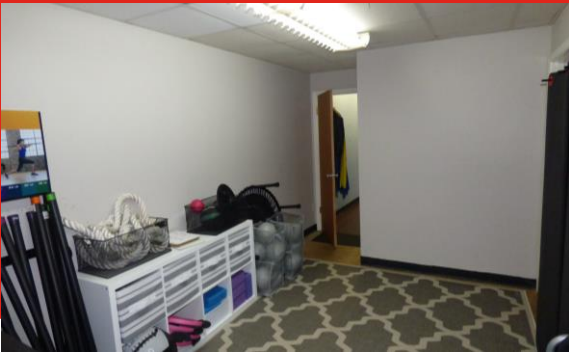
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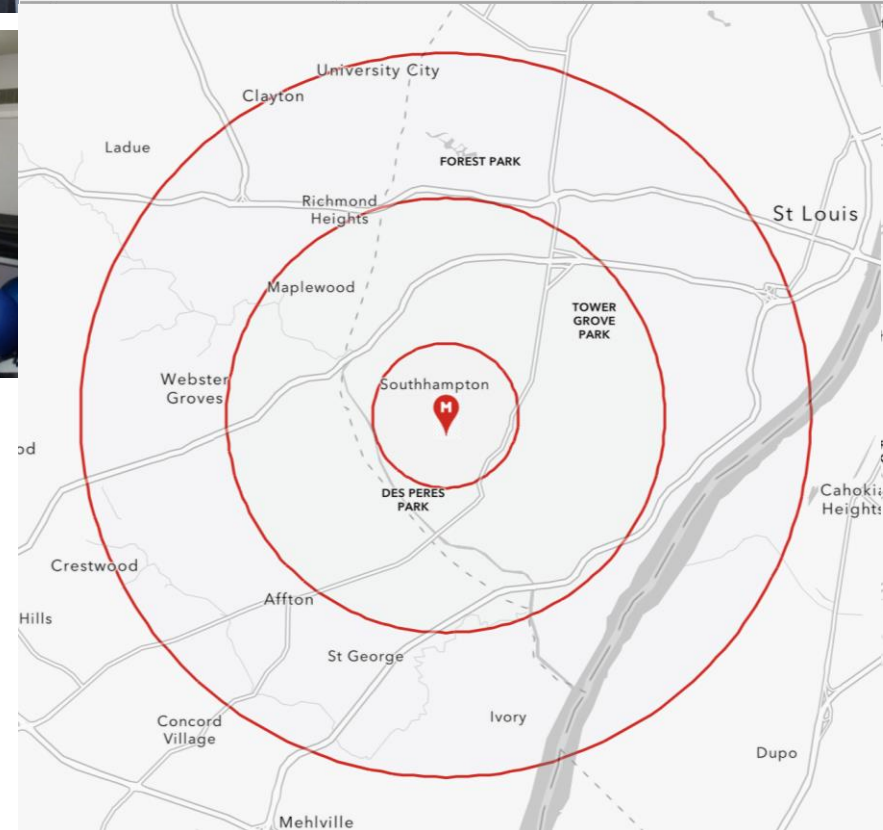
**4709 HAMPTON AVENUE**  
**ST. LOUIS, MO 63109**  
**1,400 S.F. | \$15.00/S.F. N.N.N.**

### PROPERTY INFORMATION



- CLEAN RETAIL/OFFICE SPACE
- IDEAL FOR RETAIL OR OFFICE USE
- 0.4 MILES SOUTH OF THE BUSY INTERSECTION AT HAMPTON & CHIPPEWA
- FRONT YARD & BUILDING SIGNAGE AVAILABLE
- BUILT IN 1961
- ZONED "F" (NEIGHBORHOOD COMMERCIAL)
- FORMERLY A FITNESS STUDIO
- MOSTLY OPEN SPACE WITH 2 PRIVATE OFFICES, 2 RESTROOMS, AND A STORAGE CLOSET WITH SINK

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		24,636	162,119	364,479
HOUSEHOLDS		12,645	79,157	171,127
AVERAGE HH INCOME		\$94,449	\$84,362	\$99,030



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